

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: March 08, 2018
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

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ROLL CALL

Commissioners

Present:

Tim MacLean	District 2
Jim Chapin	District 1
Steven Kerns	District 3
Roy Ramsey	District 4
Patrick Wallner	District 5

Staff Present: Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Bill Walker, Senior Planner
Lio Salazar, Senior Planner
Ken Henderson, Environmental Health Division
Jimmy Zanolli, Shasta County Fire Marshal
Eric Wedemeyer, Public Works/Subdivision Engineer
Jessica Cunningham-Pappas, Staff Services Analyst II/Recording Secretary

Note: All unanimous actions reflect a 5-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: No Speakers.

R1: APPROVAL OF MINUTES:
By motion made, seconded (Wallner/Ramsey) and carried unanimously, the Planning Commission approved the Minutes of February 8, 2018, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None.

R2: Parcel Map 17-004 (Mendenhall): The applicant has requested approval to divide a 27.3-acre

parcel into two residential parcels of 5.5 acres and 21.8 acres. The smaller proposed parcel is developed with a one-family residence and a barn. The larger proposed parcel is undeveloped. **Applicant:** Bradley and Theresa Mendenhall; **Assessor's Parcel Number:** 041-810-001; **Project Location:** West Redding area on the southwest side of Mule Town Road at the intersection of Mule Town Road and Clear Creek Knolls Drive (14600 Clear Creek Knolls Drive); **Supervisor District:** 2; **Recommended Environmental Determination:** Mitigated Negative Declaration; **Planner:** Bill Walker, Senior Planner. **Simple Majority Vote.**

Senior Planner Bill Walker presented the staff report. Mr. Walker discussed alternative language for Mitigation Measure #1 under Section IV. Biological Resources with respect to the use of a qualified bat biologist for sensitive bat species. Mr. Walker referenced a memorandum Planning Commissioners received before the hearing from Ms. Fowler-Bradley requesting Parcel 2 be limited to access from Mule Town Road with no access from Clear Creek Knolls Drive. Mr. Walker noted Planning Division staff made no recommendation regarding this matter, however, should the Planning Commission choose to make the requested access restriction a condition of the Parcel Map, the Department of Public Works had prepared a draft condition of approval for Planning Commission consideration.

Commissioner Chapin asked about proposed access to Parcel 2. Mr. Walker responded.

Chairman MacLean opened the public hearing.

Speaker's Name

Comments/Concerns/Questions

Brad Mendenhall

Mr. Mendenhall stated he was the owner of the parcels under consideration. He noted access to Parcel 2 was intended to be accessed from Mule Town Road, however, he requested secondary access not be prohibited off of Clear Creek Knolls Drive. Mr. Mendenhall stated he had no intention of building on the section that borders Clear Creek Knolls, however, he was concerned that if a tree fell or he needed access to a horse that went down (there is currently a gate at the intersection of Mule Town Road and Clear Creek Knolls Drive) that access would not be barred from Clear Creek Knolls Drive. He noted Ms. Fowler-Bradley's property is on the corner of Mule Town Road and Clear Creek Knolls Drive. He stated that while she has a Clear Creek Knolls Drive address, her primary access to her home is off of Mule Town Road, allowing her secondary access to the rear part of her property. Mr. Mendenhall requested the Planning Commission afford the same access to their property.

Commissioner Chapin asked about existing access across the draw to get over to Parcel 2 and whether the applicant proposed a crossing. Mr. Mendenhall responded. Mr. Mendenhall noted his primary concern was language prohibiting him access to Parcel 2. Mr. Mendenhall expressed

concern over the process the Department of Fish and Wildlife uses related to the time frame of the mitigation measure for the bat study and requested a better parameter. Commissioner Kerns clarified the intention of accessing Clear Creek Knolls Drive for maintenance. Mr. Mendenhall confirmed that was correct.

Forcep Vivao Petersen

Ms. Petersen expressed her view that people had a right to do whatever they wished to do with their land and that people did not have to ask for permission.

Melissa Fowler-Bradley

Ms. Fowler-Bradley clarified she had no opposition to the project and that her concern was related to access to Parcel 2. She noted she wasn't sure if Parcel 2 was going to be sold to a separate property owner or if the Mendenhall's would maintain possession. Ms. Fowler-Bradley stated her concern was if a new property owner took possession she was requesting access be restricted to Parcel 2 from Mule Town Road.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

Commissioner Kerns expressed his appreciation of planning staff working with the Department of Fish and Wildlife on survey requirements to make the project's conditions more reasonable. Commissioner Chapin agreed, however, he expressed concern over the applicant's comments that the Planning Commission and the Shasta County Board of Supervisors needed to reach an agreement on surveys and their open ended nature. He mentioned he would like to see the Planning Department work on a resolution with the Department of Fish and Wildlife.

Chairman MacLean asked for clarification on which conditions would be most appropriate. Mr. Simon mentioned the original set of conditions did not address driveway access from either road.

Chairman MacLean re-opened the public hearing to receive additional input.

Mr. Mendenhall stated that it appeared to him the Planning Department had developed language in anticipation that there would be disagreement between neighbors. Since it appeared there was agreement he didn't see a need for any change in language. Commissioner Chapin agreed noting he was surprised the map did not show a driveway off of Mule Town Road.

Ms. Melissa Fowler-Bradley stated she was more comfortable including driveway access be from Mule Town Road in the conditions. Commissioner Chapin asked if the Parcel Map showed access off of Mule Town Road, would it meet her needs. Ms. Melissa Fowler-Bradley stated it would.

Chairman MacLean closed the public hearing.

Commissioner Chapin asked about adding the driveway to the Parcel Map. Mr. Simon stated that he didn't believe it needed to be added as a condition as the final map would show where driveway

access was.

By motion made, seconded (Chapin/Kerns) and carried unanimously, the Planning Commission adopted a resolution that 1) makes the environmental findings and adopts the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration with the substitution of the amended Mitigated Measure #1, and 2) Makes the parcel map findings and approves Parcel Map 17—004 subject to the conditions listed in the attached resolution.

R3: **Parcel Map 17-005 (Colwell) continued from February 8, 2018:** The applicant has requested approval to divide a 9.97-acre property into two parcels of 4.53 and 4.56 acres in size for residential uses. The proposed parcels would each contain an existing residence and accessory buildings. **Applicant:** Rocky and Peggy Colwell, and Patricia Quinn; **Assessor's Parcel Numbers:** 095-070-051-000; **Project Location:** Shingletown area on the east side of Sky Tree Lane, approximately 0.2 miles north of the intersection of Sky Tree Lane and Emigrant Trail (8137 Sky Tree Lane); **Supervisor District:** 5; **Recommended Environmental Determination:** Negative Declaration; **Planner:** Lio Salazar, Senior Planner. **Simple Majority Vote.**

Senior Planner Lio Salazar provided an update on Parcel Map 17-005. Mr. Salazar noted that the applicant's representative has not been available to fully explore options.

Chairman MacLean opened the public hearing. There being no speakers, the public hearing was closed.

Commissioner Wallner asked if the parties were close to resolution. Mr. Salazar stated that an offer has been made to meet with the applicant and the applicant's representative. The last correspondence received from the applicant's representative was they were not ready to meet until other meetings had occurred. Mr. Salazar stated that he could not confirm it would be resolved by the April Planning Commission meeting.

Mr. Simon suggested continuing the project to a date certain and re-assessing the project at the April 12, 2018 meeting.

By motion made, seconded (Wallner/Kerns) and carried unanimously, the Planning Commission continued Parcel Map 17-005 to the April 12, 2018 Planning Commission meeting to allow additional time for the applicant and planning staff to discuss the project conditions.

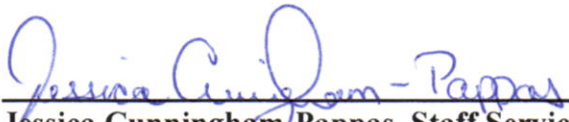
R4: **Planning Director's Report:** Director Richard Simon provided an update on progress of the Housing Element. He noted planning staff was working on revisions to the Shasta County Zoning Plan and General Plan and an ordinance is being drafted based on input from the Planning Commission and the public workshop.

NON-HEARING ITEMS: None.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 2:45p.m.

Submitted by:



Jessica Cunningham-Pappas
Jessica Cunningham-Pappas, Staff Services Analyst II
Recording Secretary